088.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	583,800 / 583,800
					USE VALUE:	583,800 / 583,800
					ASSESSED:	583,800 / 583,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		VISTA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCOY JASON G &
Owner 2:	LEVIN ELENA J
Owner 3:	
Street 1:	1 VISTA CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KERRIGAN TIMOTHY R & ELISE B -
Owner 2:	-
Street 1:	1 VISTA CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,120 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Vinyl Exterior and 916 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8120.000	119,300		464,500	583,800
Total Card	0.186	119,300		464,500	583,800
Total Parcel	0.186	119,300		464,500	583,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 637.34 | /Parcel: 637.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 55576
GIS Ref:
GIS Ref:
Insp Date: 09/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	119,400	0	8,120.	464,500	583,900	583,900	Year End Roll	12/18/2019
2019	101	FV	106,500	0	8,120.	471,200	577,700	577,700	Year End Roll	1/3/2019
2018	101	FV	106,000	0	8,120.	351,700	457,700	457,700	Year End Roll	12/20/2017
2017	101	FV	106,000	0	8,120.	318,500	424,500	424,500	Year End Roll	1/3/2017
2016	101	FV	112,200	0	8,120.	305,300	417,500	417,500	Year End	1/4/2016
2015	101	FV	111,700	0	8,120.	258,800	370,500	370,500	Year End Roll	12/11/2014
2014	101	FV	111,700	0	8,120.	245,500	357,200	357,200	Year End Roll	12/16/2013
2013	101	FV	111,700	0	8,120.	233,600	345,300	345,300		12/13/2012

!7135!

PRINT

Date	Time
12/10/20	21:48:42

LAST REV

Date	Time
05/13/19	10:38:46

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7135

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KERRIGAN TIMOTH	67347-335		5/31/2016		420,000	No	No		
CHRISTIE MICHAE	62062-110		6/20/2013		360,800	No	No		
FLETCHER MARTIN	46191-112		9/30/2005		395,000	No	No		
PITMAN KENT M	42264-354		3/19/2004	Family	99	No	No		
DOCTOR CARLTON	29296-184		10/30/1998		192,000	No	No		Y

USER DEFINED

Prior Id # 1:	55576
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2018	1838	Re-Roof	15,129	C				
12/15/2014	1698	New Wind	5,750					Install 7 replacem
9/11/2014	1184	Manual	1,933		9/11/2014			insulation

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
3/29/2017	SQ Returned	MM	Mary M
4/10/2009	Meas/Inspect	372	PATRIOT
4/3/2009	Missed Appt.	163	PATRIOT
1/9/2006	MLS	MM	Mary M
4/2/2001	MLS	MM	Mary M
3/7/2000	Inspected	276	PATRIOT
1/19/2000	Measured	277	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8120		Sq. Ft.	Site		0	70.	0.82	5									464,519						464,500	

Total AC/HA: 0.18641 | Total SF/SM: 8120 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 464,519 | Spl Credit | Total: 464,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	126.942
Other Features:	55323
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	172967
Depreciation:	53620
Depreciated Total:	119347

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	2	Baths:	1	HB						

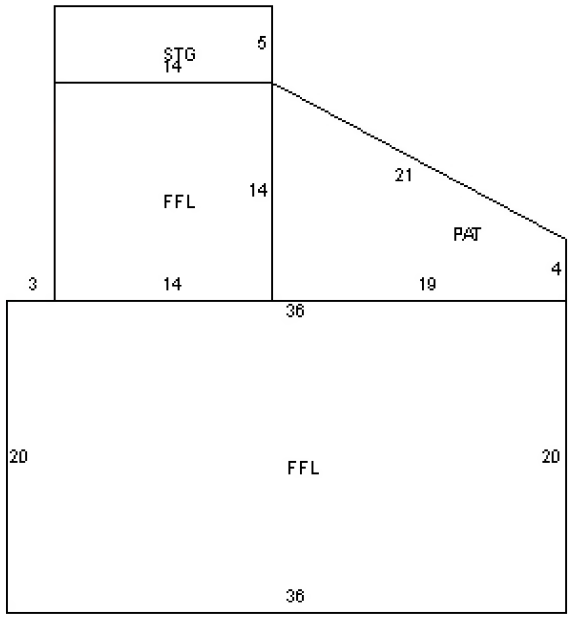
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.94
Special Features:	0	Val/Su Net:	103.11
Final Total:	119300	Val/Su SzAd	130.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	916	126.940	116,279
PAT	Patio	171	4.400	752
STG	Storage	70	8.770	614

Net Sketched Area:	1,157			Total:	117,645
Size Ad	916	Gross Are	1157	FinArea	916

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	